

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JULY 21, 2004  
(Approved August 26, 2004)

The Planning Commission held their monthly meeting on Wednesday, July 21, 2004. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, and Eugene Snyder.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Kulp stated the Planning Commission met in the other room to discuss certain things.

**CITIZENS COMMENTS**

No citizen comments

**1. MINUTES**

Mr. Woessner moved to approve the minutes of the June 16, 2004 monthly meeting as amended. Mrs. Megay seconded the motion. The motion carried unanimously. Amendment being under subheading, Ivywood Estates, it should be stated that Mr. Kolb abstained due to a conflict of interest and delete all other explanation to the conflict.

**2. CALVARY BAPTIST CHURCH**

Mr. William Conver of Conver and Smith Engineering, Inc. and Mr. David Bowman, representative for Calvary Baptist Church, were present.

The Planning Commission requested a 'private drive' sign be place at the driveway and the applicant agreed to comply.

Mr. Woessner noted concerns of the safety of the trees on the Meers property that will be affected by the grading easement.

Mrs. Megay moved to recommend final plan approval for Calvary Baptist Church in accordance with draft resolution dated June 2, 2004 contingent upon condition being added to the resolution. Condition to state: Calvary Baptist Church shall enter into an agreement with Cindy Meers for the protection and/or disposition of the 36" maple, 7" walnut and 10" spruce trees located near the proposed temporary grading easement as shown on the plan. The conditions of said agreement shall expire after a period of not less than three (3) years from the date of completion of the grading within the easement as determined by the Township Engineer. A copy of the fully executed agreement shall be furnished to the Township prior to the next Board of Supervisors monthly meeting. Mr. Snyder seconded the motion. Mr. Woessner opposed. The motion carried.

**3. PARKERFORD CHURCH OF THE BRETHREN**

Mr. Tom Todd of Gilmore Associates, Inc. and Mr. Byron Wenger, representative of Parkerford Church of the Brethren, were present.

Mrs. Megay moved to recommend final plan approval in accordance with draft resolution dated July 8, 2004. Mr. Woessner seconded the motion. The motion carried unanimously. A condition should be added to the resolution regarding the \$650.00 per unit contribution.

**4. HEATHER GLEN**

Mr. Scott Pilecki of Heritage Building Group, Tom Todd of Gilmore Associates, Inc. and Kevin McGaughlin, counsel for the applicant, were present.

Mr. Woessner moved to recommend final plan approval in accordance with draft resolution dated July 14, 2004 contingent upon Sheets 6 and 13 be submitted to the Township indicating the revised gradient as presented this evening prior to be submitted to the Board of Supervisors. Mrs. Megay seconded the motion. The motion carried unanimously.

**5. KEVIN AND CHRISTINE DAYLOR**

Mr. and Mrs. Lane Daylor were present. There was a brief review of the Kevin and Christine Daylor final minor subdivision plans dated May 25, 2004. A sewage facilities planning module is not required for this plan, therefore a non-building waiver will suffice.

**6. IVYWOOD ESTATES**

Mr. Steve Bauman of T.H. Properties was present. There was a brief review of the Ivywood Estates preliminary plan dated May 20, 2004. Mr. Bauman stated streetlights would be located at each intersection. Mrs. Megay noted there is no provision for recreation areas or tot lots on the plans. Mrs. Megay noted the impervious coverage on some of the lots exceeds 30%. The applicant was referred to the Board of Supervisors for sewer issues.

**7. COVENTRY SELF STORAGE**

Mr. William Conner of Conner and Smith Engineering, Inc. and Mr. Kurt Sandberg were present. There was a brief review of the Coventry Self Storage preliminary plans dated June 9, 2004. The applicant prefers to not put street trees on Route 724 due to safety reasons.

**8. VESTY SUBDIVISION**

Mrs. Megay moved to accept for review the Vesty final minor subdivision plans dated July 12, 2004. Mr. Woessner seconded the motion. The motion carried unanimously.

**9. TAILORED TURF**

Mrs. Megay moved to accept for review the Tailored Turf final plans. Mr. Woessner seconded the motion. The motion carried unanimously.

**10. GAMBONE DEVELOPMENT COMPANY**

Mr. Michael Gambone of the Gambone Development Company, Mr. William Conner of Conner and Smith Engineering, Inc., and Mr. Steven Kalis, counsel for the applicant, were present. There was a brief review of the Gambone Development Company sketch plan for Maack Road dated June 22, 2004.

The Planning Commission requested to set an appointment to walk the property and that meeting would be arranged through the Township Office.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

The August 5, 2004 workshop meeting will not be held. A quorum may not be feasible for the August 18, 2004 monthly meeting and may need to be rescheduled for August 26, 2004. The Township will be notified of any such change.

**ADJOURNMENT**

Mr. Snyder moved to adjourn the monthly meeting at 8:55 p.m. Mr. Woessner seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary